

# NEVIN & WELLS

*Distinctive Homes*

Established 2002



Danehurst Close, Egham, Surrey, TW20 9PX

£820,000 Freehold

## Danehurst Close, Egham, Surrey, TW20 9PX

Built in 2000, this substantial executive detached residence is positioned in a quiet cul-de-sac, minutes from town centre and High Street. Offering five spacious bedrooms, three bathrooms, open plan kitchen/dining, cloakroom, large lounge and conservatory. Access to local schools, both state and private, is close at hand and Royal Windsor Great Park is a few minutes' drive. Egham station offers a 40-minute link to Waterloo and the new Egham Gateway Development with cinema is close at hand.

<b><u>CANOPY/PORCH:</u></b>	Light under. Double glazed front door into:
<b><u>ENTRANCE HALL:</u></b>	<b>4.17m x 2.28m (13'8 x 7'6)</b> Radiator, stairs to first floor. Doors into garage and ground floor accommodation.
<b><u>LOUNGE:</u></b>	<b>5.05m x 4.49m (16'7 x 14'9)</b> Radiator, coved ceiling, feature fire surround. Double glazed window and French doors to rear.
<b><u>DINING AREA:</u></b>	<b>4.31m x 3.20m (14'2 x 10'6)</b> Radiator, coved ceiling, oak effect floor. Three double glazed windows to front. Open plan into:
<b><u>KITCHEN/BREAKFAST ROOM:</u></b>	<b>5.84m x 3.40m (19'2 x 11'2)</b> Extensive range of gloss white base and eye level units, grey worktops, oak effect floor, breakfast bar, radiator, concealed lighting, integrated fridge/freezer, boiling water tap, wine fridge, larder unit, integrated dishwasher and washing machine, built in stainless steel electric double oven, four ring halogen hob, stainless steel extractor hood. One and half bowl stainless steel sink unit with chrome mixer tap. Double glazed window to rear. Double glazed French doors into:
<b><u>CONSERVATORY:</u></b>	<b>3.55m x 2.88m (11'8 x 9'6)</b> Double glazed frame with brick built base, ceramic tiled floor. Double glazed windows and doors over rear garden.
<b><u>LANDING:</u></b>	<b>5.39m x 2.05m (17'8 x 6'8)</b> Hatch to loft space, doors into all rooms.
<b><u>BEDROOM ONE:</u></b>	<b>4.10m x 3.60m (13'4 x 11'8)</b> Radiator, coved ceiling, built in wardrobes. Two double glazed windows to front. Door into:

<b><u>EN-SUITE:</u></b>	<b>2.20m x 1.90m (7'1 x 6'4)</b> In white with panel bath, pedestal wash hand basin, low level W.C, part tiled walls, radiator. Double glazed window to front.
<b><u>BEDROOM TWO:</u></b>	<b>4.40m x 3.00m (14'6 x 9'10)</b> Radiator, coved ceiling, built in wardrobes. Double glazed window to front.
<b><u>BEDROOM THREE:</u></b>	<b>3.60m x 3.60m (11'8 x 11'8)</b> Radiator, coved ceiling, wash hand basin. Double glazed window to rear. Door into bathroom.
<b><u>BEDROOM FOUR:</u></b>	<b>3.60m x 3.20m (11'8 x 10'6)</b> Radiator, coved ceiling, wash hand basin. Double glazed window to front. Door into bathroom.
<b><u>BEDROOM FIVE:</u></b>	<b>3.00m x 2.40m (9'10 x 7'9)</b> Radiator. Double glazed window to rear.
<b><u>BATHROOM:</u></b>	<b>2.10m x 1.70m (7'0 x 5'5)</b> In white with low level W.C, pedestal wash hand basin, radiator, panel bath with mixer shower, part tiled walls. Double glazed window to front.
<b><u>BATHROOM:</u></b>	<b>2.10m x 1.70m (7'0 x 5'5)</b> In white with low level W.C, pedestal wash hand basin, radiator, panel bath with mixer shower, part tiled walls. Double glazed window to front.
<b><u>JACK AND JILL BATHROOM:</u></b>	<b>2.40m x 1.60m (8' x 5'5)</b> In white with low level W.C, panel bath with mixer shower, part tiled walls, radiator. Double glazed window to rear.
<b><u>DOUBLE GARAGE:</u></b>	<b>5.20m x 5.20m (17' x 17')</b> Integral double garage with light and power, utility area. Up and over doors to front and integral door into hallway.

### OUTSIDE

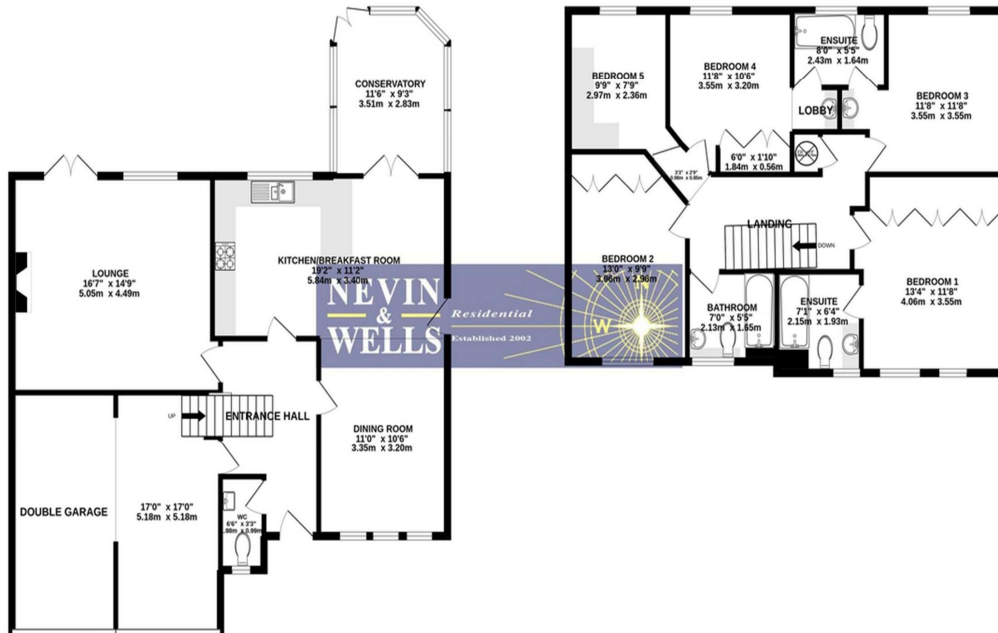
<b><u>DRIVEWAY:</u></b>	Private two car driveway.
<b><u>FRONT GARDEN:</u></b>	Lawn area, inset tree and shrubs.
<b><u>REAR GARDEN:</u></b>	<b>12.19mx 10.67m (40ft x 35ft)</b> Tiered garden with paved patio, outside tap, lawn, shrubs, hot tub and side access gate.
<b><u>VIEWINGS:</u></b>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit <a href="http://www.nevinandwells.co.uk">www.nevinandwells.co.uk</a>

# FLOOR PLAN

# EPC

GROUND FLOOR  
1106 sq.ft. (102.7 sq.m.) approx.

1ST FLOOR  
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA : 1981 sq.ft. (184.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy performance certificate (EPC)

19 Danahurst Close  
EGHAM  
TW20 9PX

Energy rating  
**D**

Valid until: 26 January 2032  
Certificate number: 2860-2090-8259-0962-6260

Property type: Detached house

Total floor area: 136 square metres

### Rules on letting this property

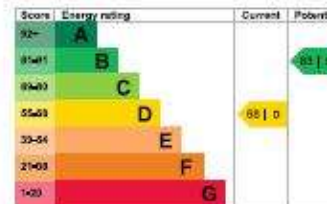
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-rented-property) (https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-rented-property).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

